

COMMISSION MEETING MINUTES

Indiana Fire Prevention and Building Safety Commission

Government Center South
402 West Washington Street
Indianapolis, Indiana 46204
Conference Room B

December 5, 2006

1. Pursuant to IC 22-12-2-6, the Indiana Fire Prevention and Building Safety Commission's regular monthly meeting was opened by Chairman David Hannum at 9:04 a.m. December 5, 2006.

- (a) Commissioners were present at the Commission meeting:

Diana M. H. Brenner
Michael Christoffersen
Michael Corey
Howard W. Cundiff, Vice-Chairman, representing the Commissioner, Department of Health
David Hannum, Chairman
John Hawkins
M. Burke Jones
Ted Ogle
James Ridley

Commissioners not present at the Commission meeting:

Jay Gore
Kevin Goeden, representing the Commissioner, Department of Labor

- (b) The following departmental and support staff were present during the meeting:

- (1) Agency Support Services, Legal and Code Services
Mara Snyder, Director, Legal and Code Services
William Teeguarden, Executive Administrative Law Judge
John Haines, Code Specialist
John Hibner, Code Specialist
Raleigh Kouns, Code Specialist
Bob Robinson, Code Specialist
Beth Sutor, Secretary

2. **Old Business.**

Chairman David Hannum called for any corrections or a motion to approve the minutes of the November 8, 2006 meeting as distributed. It was noted that Commissioner Brenner's name had been omitted from the list of those present. A motion to approve the corrected minutes was made by Commissioner Jones and seconded by Commissioner Hawkins. It was voted upon and carried.

3. **Ordinances.**

Richelle Wakefield, Director, Fire and Building Code Enforcement, presented the Building Code Ordinance No. 06-18, Syracuse, Indiana for consideration, recommending approval. Commissioner Jones moved to approve with the second by Commissioner Ogle. It was voted upon and carried.

4. **Variances.**

Tabled Variances.

Variance 06-08-18(a)(b) Frank E. Irish, Indianapolis, was represented by Ralph Gerdes, Ralph Gerdes Consultants. The Warren Township Fire Department and Mr. Gerdes had met and toured the facility December 1, 2006. Darryl Morris advised the Commission that they were seeking a smoke detection system to be installed but no definite proposal had yet been made. Mr. Gerdes requested the variance be tabled for one month to allow for further discussion with the fire department. Commissioner Cundiff moved to table with the condition something be provided for the next mailing. Commissioner Ogle made the second. It was voted upon and carried. Variance 06-11-5 Geyer Montessori School, Ft. Wayne, was represented by architect George Morrison. The Commission had requested information concerning the use and occupancy of the classrooms, and he had submitted it for the December mailing. Commissioner Hawkins moved to approve with the second by Commissioner Cundiff. It was voted upon and carried. Variance 06-11-51(c)(d) Decatur Central High School Addition/Renovation, Indianapolis, was represented by Ed Rensink. The issues were those of phasing in the sprinkler system during construction and those of temporary egress. While the existing building is not sprinklered, as each phase of the construction is completed, that area will be sprinklered. Construction will begin in 2007 with completion expected in 2010. Egress will not go from sprinkled areas through non-sprinklered areas, and will go through fencing separating the exiting from construction areas to a public way. The main entrance will be moved as construction proceeds and dictates access. After discussion, Commissioner Cundiff moved to approve with the second by Commissioner Ogle. Commissioner Hawkins requested that it be required that construction cease when fire alarms sound. The maker and second agreed to the addition. It was voted upon and carried. Variance 06-11-56(a) Coventry Meadows Assisted Living Facility, Indianapolis and 06-11-58(g) Meridian Arch condominiums, Indianapolis, had been withdrawn by their proponents.

Regular Variances.

Commissioner Corey abstained on variance #06-12-3, Northwestern Middle/High School, Kokomo. A question was raised on # 06-12-24, Washington Towers Assisted Living Conversion, Washington. It was unclear in the application if all the ceilings were four inches too low throughout the facility. Morgan Sweeney, architect for the project, advised the ceilings were too low on floors four through eight. No variances were called out for individual consideration. Commissioner Jones made the motion to approve the following variances with an "A" or "B" review rating by staff, with the second being made by Commissioner Ridley. It was voted upon and carried.

The following variances were approved as submitted:

- (1) 06-12-1(b) Iron Mountain, Indianapolis
- (2) 06-12-3 Northwestern Middle/High School, Kokomo
- (3) 06-12-4 del Pilar Medical & Urgent Care Facility, Mishawaka
- (4) 06-12-5 JS & H Parking Garage, Indianapolis
- (5) 06-12-8 Bosma Industries Remodel, Indianapolis
- (6) 06-12-9(b) Weise General Motors, Taylorsville
- (7) 06-12-11 Fathers & Families Center, Indianapolis
- (8) 06-12-12 Rush Memorial Hospital Medical Office Bldg/Sheehan Oncology Center, Rushville
- (9) 06-12-13 Noblesville Fishers Sports Complex, Noblesville
- (10) 06-12-15 Knauf Plant 1 Production Building, Shelbyville
- (11) 06-12-19 Wal-Mart Supercenter #3436, South Bend
- (12) 06-12-20 Allstate Motel – Removing Pull Stations, Seymour
- (13) 06-12-23 Bethel College Science Bldg Phase 2, Mishawaka
- (14) 06-12-24 Washington Towers Assisted Living Conversion, Washington
- (15) 06-12-27 University Hospital Cancer Hospital Addition, Indianapolis

- (16) 06-12-29 Carmel Central Park Monon Community Center, Carmel
- (17) 06-12-30 Porter Cancer Treatment Center, Portage
- (18) 06-12-31 Med Institute Great Lakes Building Renovation, West Lafayette
- (19) 06-12-33 Franklin Community High School Conversion to Middle School, Franklin
- (20) 06-12-34 Franklin Twp. Intermediate School, Indianapolis
- (21) 06-12-36 Wells County Public Library Additions and Renovations, Bluffton
- (22) 06-12-38 Centennial Bible Church Lower Level Classroom Build-Out, Westfield
- (23) 06-12-41(e) Lawrence North High School Pool Addition, Indianapolis
- (24) 06-12-43 Wellborn Clinic Medical Office Building, Newburgh

The following variances were heard separately:

- (25) 06-12-1(a)(c)(d) Iron Mountain, Indianapolis

Laura Young, architect, and Gary Schultz, Fire Protection Consortium, spoke as proponents. The facility is for document storage in 50 feet high bay racking. The public access is limited to review rooms which are not within the area in question. Variance (a) is a request to maintain a 2-hour fire wall built during the last expansion with an eye to future additions. The code requires a 3-hour separation wall. They have a fire alarm system, and the fire wall is pre-cast concrete. Commissioner Cundiff moved to approve with Commissioner Ogle making the second. It was voted upon and carried. Variance (c) was to allow fire access doors to be measured by 100 lineal feet which would put the doors 200 feet apart physically. The floor will have reflective markings painted on it to guide occupants to the exits to comply with a request by the local fire department. Variance (d) is permission to tie the smoke and alarm system into a local control system. Commissioner Ogle moved to approve both (c) and (d), with the second by Commissioner Ridley. It was voted upon and carried.

- (26) 06-12-2(a)(b) St. John's Community Hall, Guilford

Jeff Lyness, Maxwell Construction, spoke as proponent. The request was to be allowed to calculate occupancy using fifteen square feet per person which would give a 275 occupant load. The area will be used for tables and chairs for church functions and receptions, etc. All exits are at grade level, and to install the fire alarm system and sprinklers would be a financial hardship for the small church. After discussion, Commissioner Christoffersen moved to approve with the second by Commissioner Ogle. It was voted upon and did not carry by a vote of six to five. Further discussion was held and Commissioner Hawkins then moved to approve on the condition a fire and smoke alarm system be installed without manual pull stations if the kitchen is a warming kitchen. Commissioner Cundiff made the second. It was voted upon and carried.

- (27) 06-12-6 Amacor, Anderson

Jim Clark, manager, spoke as proponent. The building is used in the manufacturing process of magnesium, and the request was to omit any water sprinkler systems in the production area. The production manager, Arie Shaked, noted the office areas will be sprinklered. It was noted that the code cited on the application should have read 675 IAC 12-4-9(d). Commissioner Christoffersen moved to approve with the second by Commissioner Ridley. It was voted upon as amended and carried.

- (28) 06-12-7 Fifth Third Bank Binford Blvd and 71st Street, Indianapolis

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. The request was to allow the second exit for the unsprinklered bank to be accessed through a gated low wall. After discussion, Commissioner Cundiff moved to approve. Commissioner Ogle made the second. It was voted upon and carried.

- (29) 06-12-9(a) Weise General Motors, Taylorsville

Timothy Callas, J & T Consulting, spoke as proponent. The proponent requested that 06-12-16 also be heard at this time since the buildings were connected. The request was to omit the required fire separation between the sprinklered buildings. This would cost an eighth of the total budget and cause a significant hardship. Commissioner Christoffersen moved to approve with the second by Commissioner Cundiff. It was voted upon and carried.

- (30) 06-12-10 Shipshewana Focus Hotel, Shipshewana

Timothy Callas, J & T Consultants, spoke as proponent. The request was to allow a non-compliant elevator shaft assembly. The shaft will have quick response sprinklers where the floor line breaks continuity as well as sprinklers inside the shaft. After discussion, Commissioner Christoffersen moved to approve with the second by Commissioner Hawkins. It was voted upon and carried.

5. **Breaking and reconvening.** Chairman Hannum recessed the Commission at 10:07 am. He then reconvened the meeting, calling it back to order at 10:22 am.

- (31) 06-12-14 St. Monica Catholic Parish Life Center / Classroom Addition, Indianapolis

courtyard
discussion with the
lock. The

Ed Rensink, RTM Consultants, spoke as proponent. The request was to allow both exits from a courtyard created by two classroom additions to have the doors locked after hours. After a brief discussion with the owners, the request was to allow the south exit to be fitted with panic hardware and an exterior lock. The other exit will be fitted with a double key deadbolt. After further discussion, Commissioner Christoffersen moved to approve with the second by Commissioner Ridley. It was voted upon and carried.

- (32) 06-12-17 Guion Creek Middle School Press Box, Indianapolis

Rick Kramm, Sports Seating, spoke as proponent. The request was to allow access to the roof of the press box via a ship's ladder. After the proponent amended the application to limit occupancy to four persons on the roof, Commissioner Ogle moved to approve with the second by Commissioner Christoffersen. It was voted upon and carried.

- (33) 06-12-18 Blackford Baptist, Hartford City

Ted Cain, engineer, and Pastor Larry Harvey, spoke as proponents. The issue was that of dead-end corridors. It was noted that the local fire department had made a request of the church regarding the corridors and that they had complied. The letter is included in the application file. After discussion, Commissioner Hawkins moved to approve with the second by Commissioner Ogle. It was voted upon and carried with one nay vote.

- (34) 06-12-21 Smith Residence, Columbus

Christopher Smith, homeowner, spoke as proponent. The request is to allow the basement egress windows to be higher than allowed by code. He will build a stair and platform to within thirty inches of the sill of the window to facilitate reaching the window by older persons. After discussion, Commissioner Christoffersen moved to approve with the condition the unit be 36"x36" and permanently installed. The second was made by Commissioner Ridley. It was voted upon and carried.

- (35) 06-12-25 Village Oaks at Ft. Wayne, Ft. Wayne

Tim Marzek, Director, wants to use kick-down doors stops to prop doors open while the office are occupied. When questioned why magnetic hold-opens weren't considered, it was explained they would be cost-prohibitive. Commissioner Ridley moved to deny with the second by Commissioner Brenner. It was voted upon and carried.

- (36) 06-12-26 Canterbury Condominium Association Patio and Balcony Grills, Indianapolis

Steve Buschmann, attorney, and Roberta Marlow, Association board member, spoke as proponents. The request was to allow grills to be used on patios and balconies in the complex. The units are of brick exterior construction and are located six blocks from the nearest fire department. The offer was made to require by board rules that anyone using a grill must have a fire extinguisher. Commissioner Ridley moved to deny. The second was made by Commissioner Cundiff. The proponent then asked if the application could be amended to request permission for ground floor patios only. Commissioner Ridley moved to approve the amended application with the second by Commissioner Cundiff. It was voted upon and carried.

- (37) 06-12-28 Fulton County Museum Addition, Rochester

Ed Rensink, RTM Consultants, spoke as proponent. The request was to omit the sprinkler system for the building due to lack of water. The addition will be used for exhibitions and an annual fish fry in which the cooking will be done outdoors due to its lack of kitchen facilities. It has a smoke detection system with manual fire alarms and a 2-hour fire wall to separate it from the existing building. After discussion, Commissioner Christoffersen moved to approve if no gasoline-powered vehicles are inside the building. Commissioner Brenner made the second. It was voted upon and carried.

- (38) 06-12-32 Kenny Kent Toyota / Lexus, Evansville

Ed Rensink, RTM Consultants, spoke as proponent. The request was to allow the ventilation system to not be in continuous operation when the building is occupied. There is a carbon monoxide detection system operating while there are occupants, and a car exhaust tailpipe system is used while cars are in for repair work. After discussion, Commissioner Hawkins moved to approve, requesting an annual maintenance plan for the detectors. The second was made by Commissioner Christoffersen. It was voted upon and carried with one nay vote.

- (39) 06-12-35 Castleton United Methodist Church, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. A previous variance allowed a connector between the two buildings. A change in the plans caused steps to be required with an additional one hundred square feet. This makes a new egress for the building. After discussion, Commissioner Christoffersen moved to approve with the second by Commissioner Brenner. It was voted upon and carried.

- (40) 06-12-37 Old Northside Lofts, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. The electrical panels in the converted building don't meet code for clear space. Insulating material will be provided to avoid grounding problems. Height and depth issues are also present in other places. After a lengthy discussion of

the various units involved and their issues, Commissioner Ogle moved to approve the variance for units a, b, e, f, g, and h with the second by Commissioner Christoffersen. It was voted upon and carried with one nay vote.

(41) 06-12-39(a)(b)(c) St. Meinrad Sherwood Hall Renovation, St. Meinrad

Ed Rensink, RTM Consultants, spoke as proponent. The third and fourth floors of an existing building have sleeping rooms. Variance (a) is for a dead-end corridor. The length will be reduced after the renovations and sprinklers will be installed. Firewalls are to be used to separate other areas. The floors are poured in place concrete, used after the building had been destroyed by fire earlier in the century. Commissioner Cundiff moved to approve with the second by Commissioner Christoffersen. It was voted upon and carried. Variance (b) was to allow the use of existing, heavy oak doors and transoms which are unrated in unprotected openings of the corridor. Commissioner Christoffersen moved to approve with the second by Commissioner Ridley. It was voted upon and carried. Variance (c) was to allow makeup air to be made from the corridor as existing corridors are historic and they don't want to deface them. Smoke detectors will be installed within the units and detectors in the ductwork will shut down the supply of outside air to protect the corridor. Commissioner Christoffersen moved to approve with the second by commissioner Ogle. It was voted upon and carried.

(42) 06-12-40(a)(b) University of Notre Dame Law School, Notre Dame

Ed Rensink, RTM Consultants, spoke as proponent. The request in variance (a) was to allow a barrel vaulted attic structure to house a reading room though the area's roof structure is not really rated and contains wood in the deck. The existing building and entire attic area addition will be sprinklered and they will use a 2-hour fire barrier to separate the three story addition from the existing building. After discussion, Commissioner Hawkins moved to approve with the second by Commissioner Jones. It was voted upon and carried. Variance (b) was a request to allow compact stack areas being made to match existing stacks. They will have six inches clearance from the ceiling. The proponent offered to double the design density of the sprinklers and install smoke detectors. Commissioner Hawkins moved to approve with the condition the smoke detectors and sprinkler density are added. Commissioner Ogle made the second. It was voted upon and carried.

6. **Breaking and reconvening.** Chairman Hannum recessed the Commission at 11:58 a.m. for lunch. Chairman Hannum reconvened the meeting, calling it to order at 1:02 p.m.

(43) 06-12-41(a)(b)(c)(d) Lawrence North High School Pool Addition, Indianapolis

Ed Rensink, RTM Consultants, and Frank Heinz, architect of record, spoke as proponents. In variance (a), the addition is over allowable area and height which would require an independent fire wall, but they would prefer to not use barriers to allow free view of the hallway and concourse for security reasons. A lengthy discussion was held, including the possible use of a glass wall as a barrier. Commissioner Brenner moved to approve with the condition a fire barrier be provided on the east wall of the concourse. Commissioner Christoffersen made the second. It was voted upon and carried. Variance (b) dealt with fire areas which were over allowable limits. Commissioner Cundiff moved to approve with the second by Commissioner Hawkins. It was voted upon and carried. Variance (c) was to allow an exit corridor to be non-rated on both sides. It was noted that variance (a) changed it to an exit corridor non-rated on one side. Commissioner Hawkins moved to approve with the second by Commissioner Cundiff. It was voted upon and carried. Variance (d) was to allow an exit travel distance to exceed the allowable in the code of record by 40 feet. Commissioner Christoffersen moved to approve with the second by Commissioner Brenner. It was voted upon and carried.

(44) 06-12-42 Lilly B130 rGlucagon Dehumidifier, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. He was assisted by Dennis Heaven, Tim Puls and Aksay Bhargava, all of Eli Lilly. The request was to allow a dehumidifier to be installed in the

air handling system from a 1996 building addition to condition outside air. The unit will shut off the outside air when a 15% level of class one flammable fumes are detected in the area. After discussion, Commissioner Christoffersen moved to approve. The second was made by Commissioner Hawkins. It was voted upon and carried.

7. Ethics training for Fire Prevention and Building Safety Commission Members.

Chairman Hannum recessed the Commission meeting at 1:30p.m. to allow the representative from the State Personnel Office

to provide the mandatory ethics training for members of the Fire Prevention and Building Safety Commission. Upon completion

of the presentation, Chairman Hannum called the meeting to order at 1:50 p.m.

(45) 06-12-44(a)(b)(c) Bremen Educational Facilities, Bremen

Dana Wannamaker, architect, spoke as proponent. Variance (a) was a request to allow the building to be over area for construction type. They are trying to move office from an internal to an external position for security purposes. Some of the walls from the additions will be used as fire barriers. After discussion, Commissioner Ridley moved to approve with the second by Commissioner Hawkins. It was voted upon and carried. Variance (b) was to allow closure of one means of egress on the lower level from May to September and variance (c) was to allow two areas to exceed the allowable travel distance during construction and still maintain two exits. Commissioner Hawkins moved to approve both (b) and (c) for a period of six months. Commissioner Ridley made the second. It was voted upon and carried.

(46) 06-12-45 Homestead School Apartments, Greendale

No one appeared as proponent. Commissioner Christoffersen moved to table. The second was made by Commissioner Ogle. It was voted upon and carried.

(47) 06-12-46(a)(b)(c)(d) Willowbrook Kay School, Ft. Wayne

Dana Wannamacher, architect, and Bree Ide, owner, spoke as proponents. It was determined that variance (a) and (c) were not required. Commissioner Ogle moved no variance required, and Commissioner Ridley made the second. It was voted upon and carried. Variance (b) was for a stairway and corridor which is not rated but serves more than ten persons. The area has new wiring, heating and cooling, and the student/teacher ratio is 6 to 1. Commissioner Hawkins moved to approve with the second by Commissioner Ogle. It was voted upon and carried. Variance (d) was to omit outside air to be brought in for the HVAC system which is a residential system. There are operable windows in each room, a fire alarm system and CO₂ sensors installed. Commissioner Christoffersen moved to approve with the second by Commissioner Ridley. It was voted upon and carried.

8. New Business – General.

Discussion and Possible Action

River of Life Church
Order – State Fire Marshal
Administrative Cause No. 06-62
Nonfinal Order of Dismissal

Collins Building
Order – State Fire Marshal
Administrative Cause No. 06-44
Nonfinal Order of Dismissal

Heritage Christian School
Denial of Variance
Administrative Cause No. 06-08
Nonfinal Order of Dismissal

Arbortorium Banquets
Order – State Fire Marshal
Administrative Cause No. 06-13
Nonfinal Order of Dismissal

Crossroads Daycare Ministry
Order – State Fire Marshal
Administrative Cause No. 06-43
Nonfinal Order of Dismissal

Commissioner Ogle moved to approve the Nonfinal Orders of Dismissal. Commissioner Hawkins made the second. It was voted upon and carried.

Discussion and Commission Action On Petitions For Review (All are timely field unless otherwise noted.)

Permit 16259 – Detached Barn
Order – Franklin county Planning and Building

Fathers and Families Center Renovation
Condition of CDR

Commissioner Hawkins moved to approve the petition for review. Commissioner Cundiff made the second. It was voted upon and carried.

Discussion and Possible Action

Parker Building
Denial of Variance
Administrative Cause No. 06-36
Remand to Commission

This was brought back to the Commission to be considered again as a variance application with new alternatives proposed by proponent Ralph Gerdes, Ralph Gerdes Consultants. The elevator will be provided with a key lock-out so that only employees may operate the elevator to conduct passengers. The original tin-clad fire doors will be made operational to be used with the manual gate. Debra Jackson and Cecilia Boxell, Division of Elevator Safety, gave testimony they feel it should be brought up to code before the freight elevator is used for passengers. After further discussion, Commissioner Ogle moved to table to allow the proponent to assess what needs to be done to comply with code. Commissioner Christoffersen made the second. It was voted upon and carried.

Mara Snyder, Director, Code and Legal Services, noted the new variance application now available for use. It may be filled in on-line, printed and submitted. She also thanked Commissioner Hawkins for providing Christmas cookies for those present at the meeting. Mike Christoffersen reported that the IRC committee met in September 2006 and decided to keep the 2003 IRC and to look at the 2006 for items to amend into the 2003 version. Their next meeting would be at Stock Building products in Franklin, Indiana on December 19th and invited all interested parties to attend.

10. **Adjournment.**

Chairman Hannum called for further business. There being none, he adjourned the meeting at 2:40 p.m.

APPROVED

David Hannum, Chairman